This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM
LORETTA HARPER RANSOM

TO
TRUSTEES OF BETHEL CHURCH
OF THE NAZERENE

For draftsman's use

THIS INSTRUMENT PREPARED BY:
JOHN CABLER CORBITT, Attorney
615 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRUSTEES OF BETHEL CHURCH	TRUSTEES OF BETHEL CHURCH OF THE	12D 12800 and
OF THE NAZARENE (NAME)	NAZARENE (NAME)	
409 East Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	409 East Trinity Lane (STREET ADDRESS)	Sub. Par.
Nashville, Tenn. 38207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37207 (CITY) (STATE) (ZIP)	12D 13650

(FOR REGISTER'S USE)

A 97775

IDENTIF. REFERENCE

Nov 30 2 59 PM '70

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 40,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 70.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10-28-74

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of

** FORTY THOUSAND AND NO/100 ($40,000.00) ********************** DOLLARS

of which $ 10,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, Alvin M. Filson, Melvin F. Parkhurst, ~~Donald G. Shelton,~~ Tedford Stalvey, Aaron S. Waller, Delmar Watson and Robert L. Wilson, Trustees of Bethel Church of the Nazarene, have executed an Installment Deed Note of even date herewith in the principal amount of $30,000.00 payable in three annual installments of $10,000.00 each, plus accrued interest on the unpaid principal at the rate of seven per cent (7%) per annum, said payments being due one, two and three years after date, said note being payable to the order of Loretta Harper Ransom, privilege being retained therein of paying the entire balance due at any time after one year after date

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

I, Loretta Harper Ransom, a widow,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto said above named individuals as Trustees of the Bethel Church of the Nazarene, and their successors,

herein called grantees, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the Plan of Loretta' Resubdivision of part of Lot 3, William Bradford Lands, of record in Book 3842, page 224, Register's Office for said County.

Said Not No. 2 fronts 114.7 feet on the north margin of Broadmoor Drive and extends back between lines 388.88 feet on the east line and 373.98 feet on the west line to a dead line in the rear on which it measures 115.66 feet, containing 1.0 acre.

Said Lot No. 3 is described as follows: Beginning at an iron pin located on the north margin of Broadmoor Drive at the common front corner of Lots Nos. 2 and 3 on said Plan; thence along the dividing line between said Lots, North 388.88 feet to a point; thence North 86 deg. 48 min. East 43.59 feet to a point; thence South 1 deg. 57 min. West 7.5 feet to an iron pin; thence North 86 deg. 48 min. East 250.85 feet to an iron pin; thence South 5 deg. 35 min. West 364.47 feet to an iron pin, the beginning of a curve with a radius of 25 feet; thence around said curve 38.36 feet to an iron pin in the north margin of Broadmoor Drive; thence with the margin of said Drive, North 86 deg. 30 min. West 256.04 feet to the point of beginning, containing 2.56 acres, more or less.

Being part of the same property conveyed to Mrs. Loretta Harper Ransom by deed from John Rufus Roberts and wife, Daisy Virginia Roberts, of record in Book 1283, page 632, Register's Office for Davidson County, Tennessee

This is improved ( ) property, known as 4401 Graycroft Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto John Cabler Corbitt, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ 15,000.00 until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.
2nd. To the payment of all taxes which may be unpaid on said premises.
3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.
4th. The residue, if any, will be paid to the grantees herein, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 7th day of November, 19 70.

Loretta Harper Ranson Grantor — Robert L Wilson Trustee

Melvin T Parkhurst Trustee — Aaron S Waller Trustee

Tedford S Stalvey Trustee — Donald G. Shelton Trustee

Delmar Watson Trustee — Alvin M Filson Trustee

Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Cabler Corbitt, a Notary Public in and for said County and State, the within named Loretta Harper Ranson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County Tennessee, this 7th day of November, 1970.

John Cabler Corbitt, Notary Public.

Commission expires 17 August 1971

NOV 30 70 CONV 40,000.00
NOV 30 70 MORT'G 30,000.00
NOV 30 70 S'TAX A* 104.00
NOV 30 70 S'TAX A* 28.00
NOV 30 70 PR'FEE A* .50
NOV 30 70 M'DEED A* 3.00 175.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alvin M. Filson, Melvin T. Parkhurst, Donald G. Shelton, Tedford Stalvey, Aaron S. Waller, Delmar Watson and Robert L. Wilson, Trustees of Bethel Church of the Nazarene, a Notary Public in and for said County and State, the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 16th day of November, 1970.

Jimmy C. Black, Notary Public.

Commission expires 7-28-74